

\$19 - 2a, 5405 44 Street, Lloydminster

MLS® #A2176413

\$19

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Highway frontage air conditioned space perfect for a professional office, consisting of 3 large offices, a reception area, open meeting space, 1 bathroom plus storage. This space can easily be converted to add additional office, or convert to a retail space. Quality leasehold improvements already in place. One of the owners is a licensed realtor in the Provinces of Alberta and Saskatchewan. Please show during regular office hours of the tenant with 24 hrs notice preferred.

Built in 1995

Essential Information

MLS® #	A2176413
Price	\$19
Sold Price	\$18
Bathrooms	0.00
Acres	0.00
Year Built	1995
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	2a, 5405 44 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta



Postal Code T9V 0A9

Exterior

Lot Description Near Shopping Center, Paved

Additional Information

Date Listed October 30th, 2024

Date Sold April 25th, 2025

Days on Market 177

Zoning C2

HOA Fees 0.00

Listing Details

Listing Office MUSGRAVE AGENCIES

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